161.0	0002	0005.0	1 of 1	Residential	Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED: 649,300 / 649,300
					USE VALUE: 649,300 / 649,300
					ASSESSED: 649,300 / 649,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
235		PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BAJAJ PUNIT RAMESH
Owner 2:	BUCHHADA SEEMA JETHANAND
Owner 3:	
Street 1:	235 PARK AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	CUSICK GARY & ANASTASYA -
Owner 2:	-
Street 1:	235 PARK AVENUE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,950 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1952, having primarily Aluminum Exterior and 1955 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4950.000	269,700	1,500	378,100	649,300
Total Card	0.114	269,700	1,500	378,100	649,300
Total Parcel	0.114	269,700	1,500	378,100	649,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 332.05 | /Parcel: 332.0

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	107360
GIS Ref	
GIS Ref	
Insp Date	06/07/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 161.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	269,700	1500	4,950.	378,100	649,300	649,300	Year End Roll	12/18/2019
2019	101	FV	225,800	1500	4,950.	378,100	605,400	605,400	Year End Roll	1/3/2019
2018	101	FV	225,300	1500	4,950.	334,800	561,600	561,600	Year End Roll	12/20/2017
2017	101	FV	225,300	1500	4,950.	280,800	507,600	507,600	Year End Roll	1/3/2017
2016	101	FV	225,300	1500	4,950.	280,800	507,600	507,600	Year End	1/4/2016
2015	101	FV	211,700	1600	4,950.	243,000	456,300	456,300	Year End Roll	12/11/2014
2014	101	FV	211,700	1600	4,950.	234,900	448,200	448,200	Year End Roll	12/16/2013
2013	101	FV	211,700	1600	4,950.	223,600	436,900	436,900		12/13/2012

!12582!

PRINT

Date	Time
12/11/20	02:39:26

LAST REV

Date	Time
06/25/18	15:01:28
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 12582

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
CUSICK GARY & A	69607-204		7/14/2017		685,000	No	No		
CHAMPION TERESA	56924-501		5/31/2011		509,000	No	No		
MAHER THOMAS F	30845-588		11/8/1999		245,000	No	No		
	15348-149		12/1/1983		88,500	No	No		Y

USER DEFINED

Prior Id # 1:	107360
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/7/1999	827	Alterati	40,000					REMODEL

ACTIVITY INFORMATION

Date	Result	By	Name
6/7/2018	MEAS&NOTICE	CC	Chris C
4/5/2018	SQ Returned	EMK	Ellen K
7/3/2012	Left Notice	JBS	JOHN S
11/6/2008	Meas/Inspect	355	PATRIOT
12/9/1999	Mailer Sent		
11/24/1999	Measured	263	PATRIOT
12/1/1981		WG	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4950		Sq. Ft.	Site		0	70.	1.09	8			Med. Tr	-5					378,054						378,100	

Total AC/HA: 0.11364 | Total SF/SM: 4950 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 378,054 | Spl Credit | Total: 378,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1H - 1 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	109186
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	366477
Depreciation:	96750
Depreciated Total:	269727

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	2	Baths:	2	HB	1

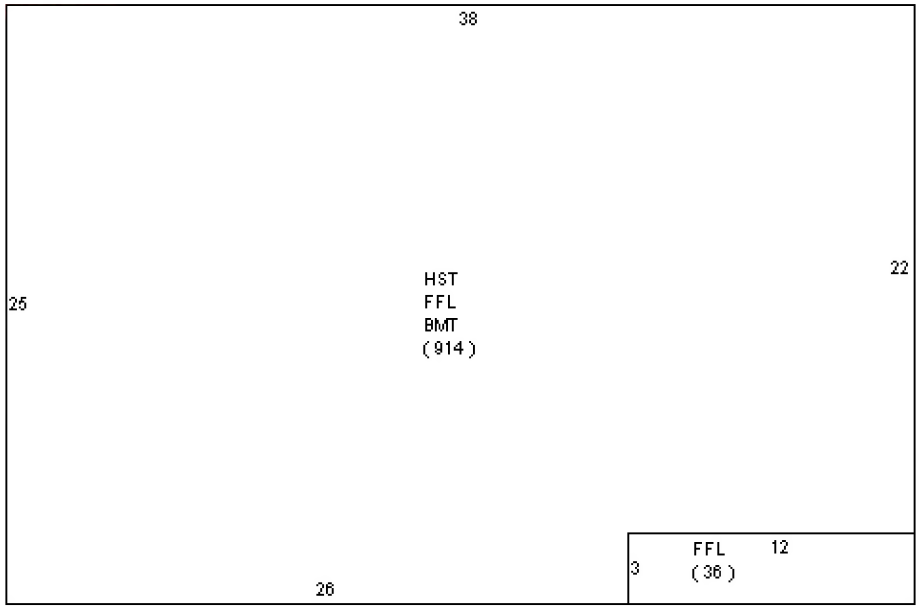
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	2	
Totals			
1	6	2	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	141.74
Special Features:	0	Val/Su Net:	116.20
Final Total:	269700	Val/Su SzAd	191.68

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	950	141.740	134,649
BMT	Basement	914	63.310	57,868
HST	Half Story	457	141.740	64,773

Net Sketched Area:	2,321			Total:	257,290
Size Ad	1407	Gross Are	2778	FinArea	1955

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	G	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 161.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	12X36	G	GD	2000	3.90	T	11.4	101			1,500			1,500

More:	N	Total Yard Items:	1,500	Total Special Featues:		Total:	1,500